

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, June 16, 2006 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-06-111** Application of **Pam Pellon** for a variance from the zoning regulations to increase the height of a business identification sign from the allowed maximum of 30 feet to 37 feet. Property is located at **1349 WEST PEACHTREE STREET, N.W.**, fronts 130.6 feet on the south side of Seventeenth Street, and begins at the south-east corner of West Peachtree Street and Seventeenth Street. Zoned SPI-16/TSA-1 (Midtown Special Public Interest District/Transit Subarea 1). Land Lot 105 of the 17th District, Fulton County, Georgia.
Owner: Rebecca Holland
Council District 6, NPU-E
- V-06-119** Application of **Graham Balch** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 6.7 feet, to enclose an existing front porch. Property is located at **692 MYRTLE STREET, N.E.**, fronts 60 feet on the west side of Myrtle Street, and begins at the northwest corner of Myrtle Street and Third Street. Zoned R-5 (Two-Family Residential) District. Land Lot 49 of the 14th District, Fulton County, Georgia.
Owner: Graham Balch
Council District 6, NPU-E
- V-06-120** Application of **Michael D. Clark** for variances from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 18 feet and 2) reduce the north side yard setback from the required 5 feet to 1 foot, for a second story addition to a single-family house. Property is located at **998 McDANIEL STREET, S.W.**, fronts 25 feet on the east side of McDaniel Street, and begins 1,255 feet from the southeast corner of McDaniel Street and Arthur Street. Zoned R-4B (Single-Family Residential) District. Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Mr. Lonyard Hines
Council District 4, NPU-V
- V-06-121** Application of **James Debro, Jr.**, for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 14 feet and 2) reduce the half-depth front yard setback from the required 15 feet to 9 feet, for construction of a single-family house. Property is located at **966 MAULDIN STREET**, fronts 40 feet on the north side of Mauldin Street, and begins at the northeast corner of Mauldin Street and Gibson Street. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Reynoldstown Revitalization Corporation
Council District 5, NPU-N

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- V-06-122** Application of **James Debro, Jr.** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 20 feet and 2) reduce the half-depth front yard setback from the required 15 feet to 11 feet, for construction of a single-family house. Property is located at **131 WALTHALL STREET, N.E.**, fronts 50 feet on the west side of Walthall Street, and begins at the southwest corner of Walthall Street and Kirkwood Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Cheryl Dukes
Council District 5, NPU-N
- V-06-123** Application of **Gautham K. Mallampati** for a variance from the zoning regulations to reduce the south side yard setback from the required 7 feet to 1 foot, for construction of a detached accessory structure (i.e., a shed). Property is located at **768 CHARLES ALLEN DRIVE, N.E.**, fronts 50 feet on the west side of Charles Allen Drive, and begins 57 feet north of the northwest corner of Charles Allen Drive and Fifth Street. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: Gautham K. Mallampati
Council District 6, NPU-E
- V-06-124** Application of **Kevin Rathbun** for a special exception from the zoning regulations to reduce on-site parking from the required 178 to 131, to allow for a new eating and drinking establishment. Property is located at **154 KROG STREET, N.E.**, fronts 15 feet on the south side of Lake Street, and begins at the southwest corner of Krog Street and Lake Street (in the StudioPlex mixed use development). Zoned I-2 (Heavy Industrial) District. Land Lot 19 of the 14th District, Fulton County, Georgia.
Owner: Inman Alley, LLC
Council District 2, NPU-N
- V-06-125** Application of **Harold Buckley, Jr.** for a special exception from the zoning regulations to reduce the on-site taxi stand parking requirement of 3 spaces to 0 spaces, and provide off-site parking spaces on an adjacent lot. Property is located at **3285 PEACHTREE ROAD, N.E.**, fronts 179.54 feet on the southeast side of Peachtree Road, and begins at the southeast corner of Peachtree Road and Highland Drive. Zoned C-3, Commercial Residential) District, C-1-C (Community Business) District, SPI-12 (Buckhead/Lenox Stations Special Public Interest District), and SPI-19 (Peachtree Corridor Special Public Interest District). Land Lot 61 of the 17th District, Fulton County, Georgia.
Owner: Felcor Loding Trust
Council District 7, NPU-B

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V-06-127 Application of **Susan M. Renno** for a variance from the zoning regulations to increase the maximum lot coverage from the required 50% to 53.2%, to allow for enlargement of an existing driveway. Property is located at **613 TERRACE AVENUE, N.E.**, fronts 55 feet on the east side of Terrace Avenue, on property located south of the southeast corner of Terrace Avenue and Clifton Terrace. Zoned R-4/SPI-7-SA2A (Single-Family Residential/Candler Park Special Public Interest District-Subarea 2A). Land Lot 239 of the 15th District, DeKalb County, Georgia.

Owner: Susan M. Renno
Council district 2, NPU-N

V-06-128 Application of **Donald Bricker** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 20 feet, for first and second story additions to a single-family house. Property is located at **1843 FLAGLER STREET, N.E.**, fronts 60 feet on the east side of Flagler Avenue, and begins 146.8 feet south of the southeast corner of Flagler Street and Rock Spring Road. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 17th District, Fulton County, Georgia.

Owners: Eddie and Alison Jerden
Council District 6, NPU-F

V-06-129 Application of **David Wrenn and Sean Key** for a variance from the zoning regulations to reduce the front yard setback from the required 30 feet to 21 feet, 8 inches, for construction of a single-family house. Property is located at **27 CORNELIA STREET, S.E.**, fronts 53 feet on the west side of Cornelia Street, and begins at the southwest corner of Cornelia Street and Ezzard Street. Zoned R-5 (Two-Family Residential) District. Land Lot 45 of the 14th District, Fulton County, Georgia.

Owners: Paul Willis and David Wrenn
Council District 2, NPU-M

V-06-130 Application of **Jason Hoch** for a variance from the zoning regulations to reduce the half-depth front yard setback from 17 ½ feet to 5.3 feet, for first and second story additions to a single-family house. Property is located at **1036 HIGH POINT DRIVE, N.E.**, fronts 47.4 feet on the north side of High Point Drive, and begins at the northwest corner of High Point Drive and High Point Place. Zoned R-4 (Single-Family Residential) District. Land Lot 2 of the 17th District, Fulton County, Georgia.

Owners: Jason and Shannon Hoch
Council District 6, NPU-F

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- V-06-132** Application of **Ronnie Holmes** for special exceptions from the zoning regulations to 1) allow a church on a lot of less than one acre and 2) to reduce the on-site parking from the required 50 spaces to 0 spaces. Property is located at **541 MOBILE AVENUE, S.W.**, fronts 50 feet on the north side of Mobile Avenue, and begins 310 feet east of the northeast corner of Mobile Avenue and Metropolitan Avenue. Zoned R-4A (Single-Family Residential) District. Land Lot 90 of the 14th District, Fulton County, Georgia.
Owner: Ronnie Lee Holmes
Council District 12, NPU-X
- V-06-133** Application of **Robert Platt** for variances from the zoning regulations to 1) reduce the half-depth front yard setback from the required 15 feet to 8.7 feet and 2) increase the lot coverage from the allowed maximum of 50% to 66%, for an existing driveway and a second-story addition to a single-family house. Property is located at **1338 HARDEE STREET, N.E.**, fronts 49.42 feet on the north side of Hardee Street, and begins at the northeast corner of Hardee Street and Flora Street. Zoned R-5 (Two-Family Residential) District. Land Lot 209 of the 15th District, Fulton County, Georgia.
Owner: Dexter Hennington
Council District 5, NPU-O
- V-06-134** Application of **Andrea E. Bates** for variances from the zoning regulations to 1) reduce the south side yard setback from the required 7 feet to 3 feet, 6 inches, 2) reduce the north side yard setback from the required 7 feet to 4 feet, for construction of a second story addition to a single-family house and a detached accessory garage. Property is located at **526 HARDENDORF AVENUE, N.E.**, fronts 50 feet on the west side of Hardendorf Avenue, and begins 100 feet south of the southwest corner of Hardendorf Avenue and Harriet Street. Zoned R-4 (Single-Family Residential) District. Land Lot 239 of the 15th District, DeKalb County, Georgia.
Owner: Andrea E. Bates
Council District 2, NPU-N
- V-06-135** Application of **Land Logistics** for variances from the zoning regulations to 1) reduce the front yard setback from the required 40 feet to 15 feet, 6 inches, 2) reduce the west side yard setback from the required 20 feet to 3 feet, and 3) reduce the east side yard set back from the required 20 feet to 6 feet, 6 inches, for a second story addition to a single-family house. Property is located at **396 ANGIER AVENUE, N.E.**, fronts 40.1 feet on the north side of Angier Avenue, and begins 244 feet west of the northwest corner of Angier Avenue and Parkway Drive. Zoned RG-4 (Residential General-Sector 4). Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: Mike Echner
Council District 2, NPU-M

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DEFERRED CASES

- V-06-61** Application of **Jeff Ellis** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to .2 feet for a second story addition to a single-family house. The property is located at **340 EIGHTH STREET N.E.**, fronts 50 feet on the north side of Eighth Street and begins 396 feet east of the northeastern corner of Argonne Avenue and Eighth Street. Zoned R-5 (Two-Family Residential) District. Land Lot 54 of the 17th District, Fulton County, Georgia.
Owner: Keith Bell
Council District 6, NPU-E
- V-06-63** Application of **VLP 3, LLP** for a special exception from the zoning regulations to reduce on-site parking from the required 447 spaces to 275 spaces, to allow for construction of an office building. The property is located at **380 NORTH AVENUE N.W.**, fronts 820 feet on the south side of North Avenue and begins on the southeastern corner of North Avenue and Strong Street. Zoned I-2 (Heavy Industrial) District. Land Lot 82 of the 14th District, Fulton County, Georgia.
Owner: VLP 3, LLP
Council District 3, NPU-M/L
- V-06-64** Application of **Andrew Cash** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 4 feet to allow for a roof and safety railing addition over the sunken stairwell of a single-family house. The property is located at **221 PEACHTREE WAY N.E.**, fronts 50 feet on the south side of Peachtree Way, and begins 150 east of the southeastern corner of Peachtree Way and Brookwood Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 101 of the 17th District, Fulton County, Georgia.
Owner: Andrew B. Cash
Council District 7, NPU-B